



The Old Passage

Passage Road, Arlingham, Gloucester, Gloucestershire, GL2 7JR

Freehold £525,000

- Pub/ Restaurant / Cafe Tea Rooms / Guest House
- Open Plan Restaurant
- Ice-Cream Parlour
- Three Quality En-Suite Letting Bedrooms
- Owners Accommodation
- Extensive Gardens (can seat well over 100 customers)
- Car Park

Ref: 92088

01981 250333

midlands@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Old Passage holds an iconic location on the banks of the River Severn, the point of an old ferry crossing. It reputed to date back to the 16th Century, traditionally a public house, but over recent years has evolved to become tea rooms/café by day and a restaurant during the evening. It stands in a stunning rural position with a view across the River Severn to the Forest of Dean. Furthermore, it offers letting accommodation which is in high demand and already accounts for a proportion of the business's income. Despite being at the end of a 'no through' road it is easily accessible being only 5 miles from the A38 Gloucester to Bristol trunk route and 7 miles from junction 13 of the M5 motorway. This places it within easy motoring distance to the nearby towns of Bristol, Gloucester, Cheltenham and Stroud.

The location attracts many tourists and visitors being immediately on the Severn Way Walk, close to one of the national cycle routes (Route 41). Additionally, it is a very short distance from the Gloucester & Sharpness Canal which is a popular pleasure boat route as well as another renowned walk. Furthermore, this part of the River Severn is very popular with anglers who are consistent visitors. The property is briefly described as follows:-

TRADE AREAS

The ground floor trading areas consist of the main OPEN PLAN RESTAURANT which has tiled floor throughout and serving counter for the dispensing of coffee, beers and other drinks, the SERVERY having panelled frontage. The room has a light and airy feel with a considerable amount of Georgian glazing on two sides. There are two sets of French double doors providing access onto the trade garden. A feature of the room is the fireplace which has a mosaic tile surround and cast iron log burner installed. There is a second room off used as a FAMILY ROOM AND there is also AN ICE-CREAM PARLOUR, particularly popular given the business's location.

The CATERING KITCHEN is a large room on split levels providing main catering area and preparation section. It has an open aspect into a 'walk in' DRY STORE AND FREEZER ROOM. The room is comprehensively equipped, has also non-slip flooring and ceiling fitted galvanised extraction canopy. DISABLED TOILET.

Also, and at lower ground floor, are a set of LADIES AND GENTLEMEN'S TOILETS and a TWO SECTION ON LEVEL BEER CELLAR.

There is a further run of interconnecting rooms which provides a BEDROOM (utilised for staff purposes). It has a wash hand basin and shower cubicle. There are TWO STOREROOMS adjacent (utilised as office and laundry room).

LETTING ACCOMMODATION

Located at first floor are THREE DOUBLE SIZED LETTING BEDROOMS individually named after waterfowl. *'The Mallard'*, *'The Bewick'* and *'The Lapwing'*. The rooms are appointed to an extremely high standard with full bedroom suite, TV, coffee making facilities and EN-SUITE BATHROOM.

OWNERS ACCOMMODATION

Located at lower ground floor is the OWNERS ACCOMMODATION comprising KITCHEN/DINER with quarry tiled floor, fitted units and 'walk in' PANTRY off. DOUBLE BEDROOM and large unfurnished DOMESTIC LOUNGE. Staircase access to upper first floor to the DOMESTIC SHOWER ROOM.

EXTERNAL

The grounds are a feature of the pub and consist of a PATIOED AREA immediately adjacent to the trading areas, beyond which is a RIVERSIDE LAWNED GARDEN with stunning views across the River Severn all the way to the neighbouring 'Gloucestershire Village of Newnham on Severn. There is a further LARGE LAWNED GARDEN at lower level providing CHILDREN'S PLAY AREA. Beyond the pub's garden and running down to the river is a further area of land rented from a local landowner for £100 a year on a tenancy basis. There is a gravelled CAR PARK which has space for 25 vehicles.

There is a very large rear COMPOUND/YARD used for domestic purposes off which is a block built OUTBUILDING of considerable size (at least 12m x 8m) in two sections providing additional storage.

THE BUSINESS

Our clients purchased the Old Passage in February 2021 after it had been closed for some considerable time. After refurbishment, it reopened for trade on 18 April 2022. Accounts for the year ended 28 February 2022 (45 weeks of trading) show a turnover of £148,510 net of VAT split 45% from the food and drinks trade, 40% from the letting accommodation and 15% from the ice-cream parlour.

However by our clients own admission, as one of the partner's has a full-time occupation, they have not been able to fully exploit the drinks and catering side of the business and prospective purchasers will see the undoubted scope for increasing growth in this sector.



This is a substantial property standing in a large plot holding this breathtaking and enviable location. It is a business of which an early inspection is recommended.

TENURE & PRICE

FREEHOLD £525,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held permitting the sale of alcohol between the hours of 10:00 - 23:00 Monday to Saturday and 12:00 - 22.30 on Sunday.

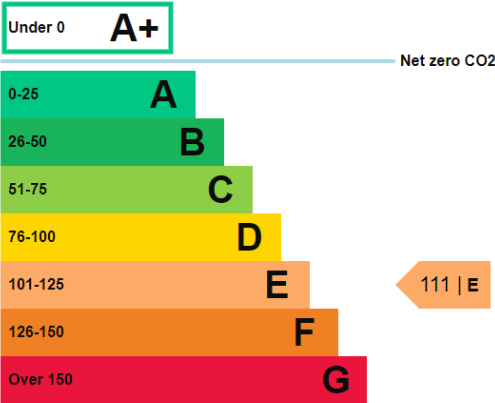
SERVICES

All mains services are connected. There is LPG gas and septic tank drainage.

LOCAL AUTHORITY

Stroud District Council

Tel: 01285 623000 Rateable Value: £35,750



EPC Reference: 0930-4276-0310-0570-4024

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

BUSINESS MORTGAGES
01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE
01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons